

GOVERNMENT OF THE DISTRICT OF COLUMBIA
BOARD OF ZONING ADJUSTMENT



Application No. 15915 of Contex, Inc., pursuant to 11 DCMR 3108.1, for a special exception under Section 2003 to change a nonconforming use from a stationery store (all floors) to a real estate brokerage on the first floor only, in an R-4 District at premises No. 18 7th Street, N.E. (Square 868, Lot 831).

HEARDING DATE: February 16, 1994
DECISION DATE February 16, 1994 (Bench Decision)

ORDER

In application No. 12668, by order dated August 10, 1978, the Board of Zoning Adjustment approved a special exception to change the nonconforming use at the subject site from a stationery store (all floors) to a real estate brokerage (first floor) at No. 18 7th Street, N.E. (Square 868, Lot 831).

On August 30, 1978, the applicant began operating a real estate office on the first floor and using the second floor as a residence. While the first floor real estate office was authorized by the Board, the applicant did not complete the necessary occupancy permit process and therefore has been operating without a valid certificate of occupancy. The Board's order specifies that such a permit should be obtained within a six month period after the effective date of the order. The Board's order expired on February 20, 1979.

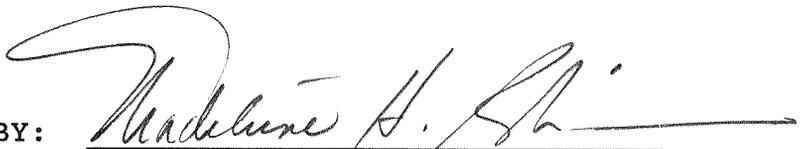
On October 20, 1993, the applicant filed the subject application No. 15915, requesting the same relief originally granted in BZA Order No. 12668. The applicant testified that there have been no changes in the use or in the structure itself. Therefore, the applicant is seeking reinstatement of the Board's prior order.

In light of the foregoing, the Board incorporates herein the findings of fact and conclusions of law set forth in its Order No. 12668 and hereby ORDERS that the application is GRANTED.

VOTE: 4-0 (Maybelle Taylor Bennett, Laura Marie Richards, George Evans and Craig Ellis to grant; Angel F. Clarens not present, not voting).

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BY ORDER OF THE D.C. BOARD OF ZONING ADJUSTMENT

ATTESTED BY: 
MADELIENE H. ROBINSON
Director

FINAL DATE OF ORDER: MAR 7 1994

PURSUANT TO D.C. CODE SEC. 1-2531 (1987), SECTION 267 OF D.C. LAW 2-38, THE HUMAN RIGHTS ACT OF 1977, THE APPLICANT IS REQUIRED TO COMPLY FULLY WITH THE PROVISIONS OF D.C. LAW 2-38, AS AMENDED, CODIFIED AS D.C. CODE, TITLE 1, CHAPTER 25 (1987), AND THIS ORDER IS CONDITIONED UPON FULL COMPLIANCE WITH THOSE PROVISIONS. THE FAILURE OR REFUSAL OF APPLICANT TO COMPLY WITH ANY PROVISIONS OF D.C. LAW 2-38, AS AMENDED, SHALL BE A PROPER BASIS FOR THE REVOCATION OF THIS ORDER.

UNDER 11 DCMR 3103.1, "NO DECISION OR ORDER OF THE BOARD SHALL TAKE EFFECT UNTIL TEN DAYS AFTER HAVING BECOME FINAL PURSUANT TO THE SUPPLEMENTAL RULES OF PRACTICE AND PROCEDURE BEFORE THE BOARD OF ZONING ADJUSTMENT."

THIS ORDER OF THE BOARD IS VALID FOR A PERIOD OF SIX MONTHS, UNLESS WITHIN SUCH PERIOD AN APPLICATION FOR A BUILDING PERMIT OR CERTIFICATE OF OCCUPANCY IS FILED WITH THE DEPARTMENT OF CONSUMER AND REGULATORY AFFAIRS.

15915Order/TWR/bhs

GOVERNMENT OF THE DISTRICT OF COLUMBIA
BOARD OF ZONING ADJUSTMENT



BZA APPLICATION NO. 15915

As Director of the Board of Zoning Adjustment, I hereby certify and attest to the fact that on MAR 7 1994 a copy of the order entered on that date in this matter was mailed postage prepaid to each party who appeared and participated in the public hearing concerning this matter, and who is listed below:

Contex, Inc.
c/o Bruce Leslie
No. 18 7th Street, N.E.
Washington, D.C. 20002

Herbert Harris, Jr., Chairperson
Advisory Neighborhood Commission 6A
1341 Maryland Avenue, N.E.
Washington, D.C. 20002


MADELIENE H. ROBINSON
Director

DATE: MAR 7 1994

15915Att/bhs